



BOXBOROUGH PLANNING BOARD
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Nancy Fillmore, Chairman Julie Carroll, Clerk Owen Neville John Markiewicz James Faulkner

Meeting Minutes
August 6, 2012

Members present:

Nancy Fillmore, Chair
James Faulkner, Member
John Markiewicz, Member
Eduardo Pontoriero, Assoc. Member
Elizabeth Hughes, Town Planner

The Chair opened the meeting at 7:35 pm.

Planning Board Meeting Minutes July 2nd and July 16th

Ms. Fillmore moved to approve the meeting minutes of July 2, 2012 as amended. The motion was seconded by Mr. Markiewicz with all voting in favor.

Ms. Fillmore moved to approve the meeting minutes of July 16, 2012 as written. The motion was seconded by Mr. Faulkner with all voting in favor.

Kaizen Tuning Site Plan Waiver Request; 873 Massachusetts Avenue

The representative for the owner, David Duane, gave an overview of the requested minor modifications. The Board had a detailed discussion regarding the proposed drainage changes at the front of the building and along the driveway. Mr. Faulkner requested that the new drywell for the roof run-off be sized sufficient to handle the volume. The Board did not have any issues with the minor grading around the existing free-standing sign, but limited the retaining wall to less than 2 feet.

Mr. Duane discussed the location of the air compressor on the outside of the building, which is located in a shed. Mr. Faulkner questioned the amount of noise that would be generated. Ms. Hughes commented that the compressor would not trigger the noise bylaw since it would never be running continuously for an hour. She did state that should nuisance complaints be filed, the owner has the ability to move the compressor into the building.

The Board discussed the new light pole at the rear of the building. Ms. Fillmore thought the light in the back was a good safety improvement so long as the fixtures remained compliant with the lighting bylaw. The Board agreed.

The Board talked about the need for the three storage trailers and determined the location at the rear of the property was acceptable. Mr. Markiewicz thought that the applicant should have to return to the Board should more than three were needed at anytime in the future. The Board agreed.

Ms. Fillmore moved to grant the requested waiver for Site Plan Approval because the site modifications were not significant to the public interest and were not inconsistent with the purpose and intent of the Zoning Bylaw. The motion was seconded by Mr. Faulkner with all voting in favor.

Liberty Square Road R1 Zone District Discussion re: Multi-Family Dwelling Definition

The owner of the property John Anderson discussed with the Board options for developing the property. Mr. Anderson told the Board that he does not want to build something that won't sell and in the current market, a single building of three units would not be financially viable. Mr. Anderson suggested building three units that are connected by a pergola and not by a shared firewall. He noted that the three units would still be connected to a single septic system. Mr. Anderson added that he wanted to build a little village instead of one big structure and have it look nice, since this was basically the first thing people see when they drive into town.

The Board discussed the definition of a multi-family dwelling, Mr. Anderson's suggestion and various options for working around the notion that the three units needed to be connected by sharing a firewall. The Board determined that any of the suggested option would be a stretch and not meet the spirit of the Bylaw.

Mr. Anderson said he would go talk with his engineer about the possibility of two duplex units and if that seemed feasible, he would come back to the Board about an amendment to the R1 Zone District. Mr. Anderson thanked the Board for their time.

Hilberg Lane Development Special Permit Phase II Condition Minor Modification

The Board reviewed the applicant's request and the information provided by the Town Planner in her Agenda Memo that the old stone foundation is not referenced in the Town's Historic Resource Survey and does not appear to have any significant historical value.

Mr. Markiewicz thought that if the foundation was not to be preserved, it would be nice if the stones from the foundation be used to help rebuild the stone wall along the front of the property or be used elsewhere on the site. The Board agreed.

Mr. Markiewicz moved to grant the requested modification because it was not significant to the public interest and that such modification was not inconsistent with the purpose and intent of the Zoning Bylaw and the Special Permit Decision. Ms. Fillmore seconded the motion with all voting in favor.

Draft Accessory Apartment Bylaw Amendment


The Board reviewed the draft bylaw amendment and discussed whether to strike the requirement that accessory apartment could be located in a detached structure only if it was built before March 8, 2007. Mr. Markiewicz felt that it was important to keep the date because while it allowed accessory apartments in those existing structures, there would be no surprises for abutters that a new structure with an apartment would be built. The Board agreed.

Minuteman Village Comp Permit Comment Letter

The Board reviewed the draft letter prepared by the Town Planner and made minor changes.

With no further business, the meeting was adjourned at 9:05 pm on a motion by Mr. Markiewicz, seconded by Mr. Faulkner with all voting in favor.

On Behalf of the Boxborough Planning Board


Julie Carroll, Clerk